

WARRANTY DEED

Know All Men By These Presents

003623**TRANSFER
TAX
PAID**

That, **J. Alfred Letourneau** of Sidney, **Jeanne Anne Codere** of Waterville, and **Julie D. Dupont** of Waterville, all of Kennebec County, Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Andrew L. Dupont**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 53 Edgemont Avenue, Waterville, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Andrew L. Dupont, his heirs and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land with the buildings and improvements thereon, situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Lots numbered ninety-nine (99) and one hundred (100) on plan of Edgemont Park made by John Burleigh, C.E., dated August 1905 and recorded in the Kennebec County Registry of Deeds in Plan Book 2, Page 63, to which plan reference may be had for a more particular description. The above conveyance is made subject to all restrictions mentioned in a deed from the New England Land Company to Charles H. Cornish dated February 6, 1918, and recorded in the Kennebec County Registry of Deeds in Book 568, Page 213, and in a deed from the New England Land Company to Joseph Caron dated April 2, 1919 and recorded in the Kennebec County Registry of Deeds in Book 572, Page 362.

BEING the same premises acquired by J. Alfred Letourneau, Jeanne Anne Codere, and Julie D. Dupont by a Deed of Distribution from J. Alfred Letourneau as Personal Representative of the Estate of Lucille J. Letourneau and the Estate of Eugene L. Letourneau dated January 7, 1999 and recorded in the Kennebec County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Andrew L. Dupont, his heirs and assigns, to him and his use and behoof forever.

AND we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Jeanne Anne Codere, Julie D. Dupont, and J. Alfred Letourneau have hereunto set our hands and seals this 9th day of January, 1999.

Signed, Sealed and Delivered
in the presence of

Catherine L. Roberts
Witness

Jeanne Anne Codere
Jeanne Anne Codere

Catherine L. Roberts
Witness

Julie D. Dupont
Julie D. Dupont

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Catherine L Roberts
Witness

J. Alfred Letourneau
J. Alfred Letourneau

STATE OF MAINE
County of Kennebec, ss.

Dated: January 19th, 1999

Personally appeared before me on the day and year aforesaid the above-named, Jeanne Anne Codere, and acknowledged that the foregoing instrument to be her free act and deed.

Before me,

Catherine L Roberts
Notary Public
CATHERINE L. ROBERTS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 8, 1999

STATE OF MAINE
County of Kennebec, ss.

Dated: January 19th, 1999

Personally appeared before me on the day and year aforesaid the above-named, Julie D. Dupont, and acknowledged that the foregoing instrument to be her free act and deed.

Before me,

Catherine L Roberts
Notary Public
CATHERINE L. ROBERTS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 8, 1999

STATE OF MAINE
County of Kennebec, ss.

Dated: January 7, 1999

Personally appeared before me on the day and year aforesaid the above-named, J. Alfred Letourneau, and acknowledged that the foregoing instrument to be his free act and deed.

Before me,

Catherine L Roberts
Notary Public
CATHERINE L. ROBERTS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 8, 1999

RECEIVED KENNEBEC SS.

1999 FEB -8 AM 9:00

ATTEST: Larson/Beach/Manor
REGISTER OF DEEDS